

**SATURDAY & SUNDAY • MAY 21 & 22 • 11AM-5PM**



# REMODELED HOMES TOUR 2022

A detailed guide highlighting this year's featured home remodeling projects in Ada County, from initial challenges to final results.

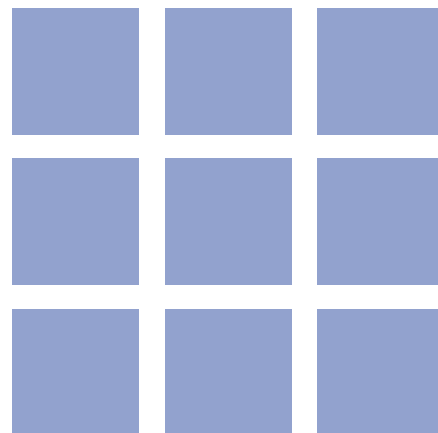
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NATIONAL ASSOCIATION OF  
THE REMODELING INDUSTRY

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Your home is your castle...your refuge...and often, the deepest expression of who you are. You want to ensure that you choose a remodeler who understands your vision—and has the skills and integrity to deliver what you want, on time and on-budget. Idaho is one of the few states that does not require contractors to be licensed (though they are required to register with the Division of Occupational and Professional Licensing) so it's important that you understand who you are hiring and what to expect.

The National Association of the Remodeling Industry Idaho Chapter is dedicated to promoting professionalism, education, and ethics in the remodeling industry throughout our community. NARI members include full-service contractors, design-build firms, manufacturers, suppliers, distributors, subcontractors, lenders and other related professionals who work in the remodeling field.

**Each NARI member is required to sign a Code of Ethics in which they agree to adhere to good business practices and performance specifications. By using a NARI member, you can rest assured that you are working with a remodeling professional who is willing to stake his or her reputation on providing the best of service excellence.**

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## Kitchen, Sunroom, Patio Remodel

The goal for this remodel was to achieve a more open layout and a bigger and better kitchen that could serve as a central gathering place for this family within their home. The layout was previously compartmentalized with the rooms very closed off from each other. Additionally, there was a DIY covered patio turned enclosed sunroom built by previous homeowners without a permit that was not up to code and was in dire need of addressing. These clients loved their 1976 midcentury modern style home and wanted to maintain some of the features and while improving the overall functionality, traffic flow, and appearance of the space. We preserved the original front door and glass, decorative wood beams on the ceiling, and the Oakley stone floor entrance that look even better now that they are complemented by the new design and material selections. Our clients now have a gorgeous kitchen at the focal point of their home that flows effortlessly into the living room, the new sunroom, and out to the new covered patio. In the end, everything looks very purposeful, beautiful, and meets all the functional needs.

**2586 E. Autumn Way  
Meridian, Idaho 83642**

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### Contact Info

Renaissance Remodeling

4220 N. Osage Street

Garden City, ID 83714

208.384.0591

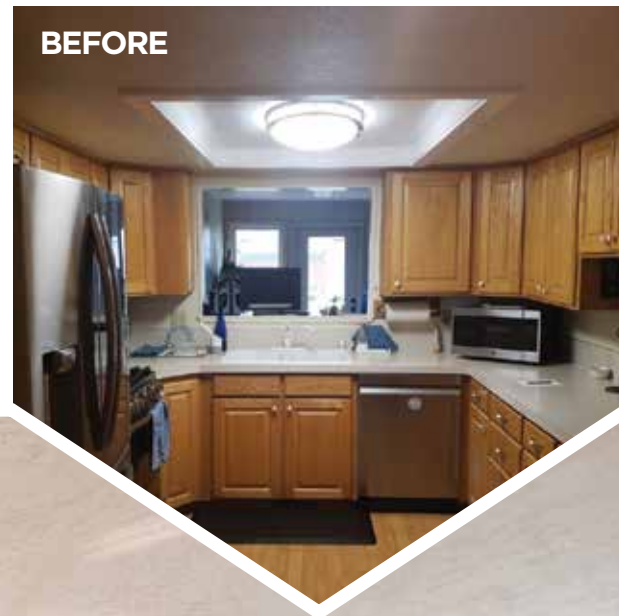
[info@remodelboise.com](mailto:info@remodelboise.com)

[marketing@remodelboise.com](mailto:marketing@remodelboise.com)

[remodelboise.com](http://remodelboise.com)

**Tammie Coffey**, Designer

**Jesse Dryden**, Project Manager



**BEFORE**

1

**AFTER**







AFTER



2



BEFORE

**2267 E. Courtland Drive  
Eagle, Idaho 83616**

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### Contact Info

Ethos Design + Remodel  
2999 W. Moore Street  
Boise, ID 83702  
208.999.2358

[info@ethosdesignremodel.com](mailto:info@ethosdesignremodel.com)  
[ethosdesignremodel.com](http://ethosdesignremodel.com)

### Primary Bedroom/Bath

These clients met our Ethos team at a prior NARI home tour. They hired us to update their primary bedroom and bath. The original design featured a small shower and tub, and the room displayed some water damage. The owners wanted to expand the bathroom footprint into the underutilized walk-in closet, turn a portion of the closet into a linen closet, and repurpose the remaining square footage for a new pantry. Their priority was to have a large shower that was easy to clean and large enough to shower their family dogs. To top it off, we were also able to incorporate a spa experience in the same space.

## Kitchen

The owners of the home love to entertain. Unfortunately, their existing kitchen was isolated and had notable flaws in circulation and lighting. To better connect the kitchen and dining room, the bearing wall was removed to create one larger space and bring better daylighting in from the south-facing windows. In addition, three new windows were installed in the west wall of the dining room to provide visual interest and add daylight. The new layout for the kitchen island was enlarged and L-shaped to best fit the space—expanding the countertop area and allowing for plenty of seating. To capitalize on storage opportunities, the existing coat closet at the base of the stairway was remodeled and enlarged to include a walk-in pantry.

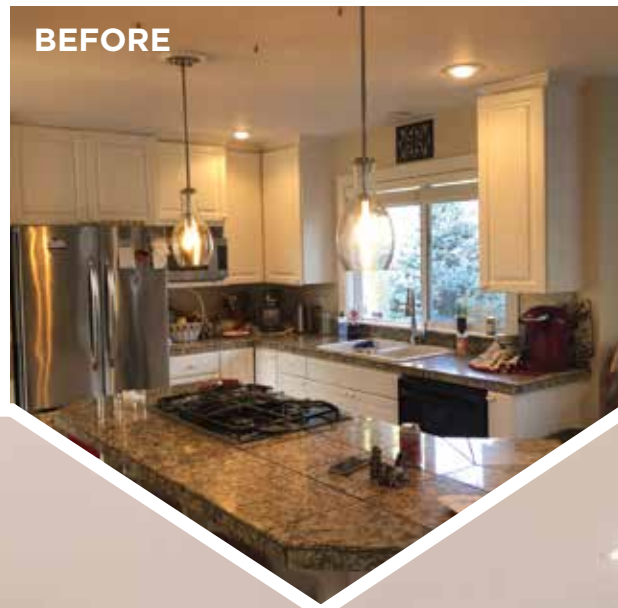
## 8552 W. Pool Court Garden City, Idaho 83714

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### Contact Info

Michael Snow  
208.336.9176  
[remodel@stritedr.com](mailto:remodel@stritedr.com)



BEFORE

3

AFTER







AFTER



4



BEFORE

## 4816 Lakes Edge Place Garden City, Idaho 83714

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### Contact Info

Anthony Boyd  
Boyd Remodeling and Construction LLC  
208.906.2788 (office)  
[anthony@boydrc.com](mailto:anthony@boydrc.com)  
[boydrc.com](http://boydrc.com)

### Outdoor Living Space, Living Room

This beautiful home is located next to the Boise River. Unfortunately, it offered minimal views toward the river and featured a layout that was inconvenient for outdoor entertaining. The challenges we faced on this remodel was to create a space that transitioned smoothly from the interior to the exterior. To accomplish this, we created an open space using natural products like cedar and stone inspired by the home's riverside location. In fact, by opening up the wall of panoramic doors, the space we added doubles the size of the entertainment area. Once completed, the home offers a modern feel with the appeal of nature.

## Whole Home

Originally constructed in the early 1990's, this North Boise foothills home is in a fantastic and desirable location and was solidly constructed with good bones. However, the style was very dated, and the homeowners were eager to modernize the entire home. The remodel consisted of opening up the kitchen and living room area to take advantage of the magnificent view. We also added a walk-in butler's pantry, updated the laundry and mudroom, and a complete redesign of the master bathroom. The result is a beautiful and modern home with cohesive design elements throughout that the homeowners are proud to call their own.

## 2349 N. Broadview Place Boise, Idaho 83702

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### Contact Info

Timothy R. Gammill, CR  
Gammill Construction, Inc.  
1612 N. 6th Street  
Boise, ID 83702  
O: 208.376.7828 / C: 208.866.0653  
[tim@gammillconstructioninc.com](mailto:tim@gammillconstructioninc.com)  
[gammillconstructioninc.com](http://gammillconstructioninc.com)

**BEFORE**



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**AFTER**



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# REMODELED HOMES TOUR 2022



1

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2

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2267 East Courtland Drive, Eagle

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8552 West Pool Court, Garden City

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**Boyd Remodeling & Construction**  
4816 Lakes Edge Place, Garden City

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**Gammill Construction**  
2349 North Broadview Place, Boise

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**Ethos Design + Remodel**  
1809 North 7th Street, Boise

7

**Renaissance Remodeling**  
2204 Ellis Avenue, Boise

8

**Boyd Remodeling & Construction**  
128 Dover Lane, Boise

Renaissance Remodeling  
online virtual tour  
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**10 Ethos Design + Remodel**  
5115 Ponder Street, Boise



AFTER

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BEFORE

## 1809 N. 7th Street Boise, Idaho 83702

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### Contact Info

Ethos Design + Remodel  
2999 W. Moore Street  
Boise, ID 83702  
208.999.2358

[info@ethosdesignremodel.com](mailto:info@ethosdesignremodel.com)  
[ethosdesignremodel.com](http://ethosdesignremodel.com)

### Whole Home

In addition to a complete home renovation, the owners of this North End Boise home wanted to expand their home's footprint by adding a primary suite, a dining room, and a mud room. The biggest challenges included remodeling in an uncertain global economy with unstable supply chains during Covid in addition to lead demolition and delayed permit times. This caused a great deal of stress on the homeowners who were biding time in an extended rental. Ultimately, the work was worth the wait: the final result is a home that shows personality, features a mind for sustainability, and offers opportunity for the homeowners to showcase their love of art, whimsy, and treasured family heirlooms.



## Basement, Laundry Addition

For this remodel project we built a laundry room addition to the back of the home and renovated the basement into a cozy guest bedroom and bathroom. The rest of this historic 1921 home located in Boise's North End neighborhood was already magazine worthy, so it was an honor to take on this project and enhance the existing features. The basement went from being a dim storage and laundry area to a lovely guest space with so much personality. It was important to this client for us to create a new space that was welcoming for their family and friends and would be a place that their guests loved to visit. The new design perfectly complements the rest of the home and features repurposed materials and original elements to maintain the character and honor the era of this incredible home. The laundry room addition features original windows that were left between the kitchen and the new laundry area, an adorable Dutch door, and plenty of natural light. If there was ever a space that made laundry look fun, it's this one!

## 2204 Ellis Avenue Boise, Idaho 83702

### Take the video tour!

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### Contact Info

Renaissance Remodeling

4220 N. Osage Street

Garden City, ID 83714

208.384.0591

[info@remodelboise.com](mailto:info@remodelboise.com)

[marketing@remodelboise.com](mailto:marketing@remodelboise.com)

[remodelboise.com](http://remodelboise.com)

Teresa McCunn, Designer

Eric Henning, Project Manager



7

AFTER







AFTER



8



BEFORE

# 128 W. Dover Lane Boise, Idaho 83705

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## Contact Info

Anthony Boyd  
Boyd Remodeling and Construction LLC  
208.906.2788 (office)  
[anthony@boydrc.com](mailto:anthony@boydrc.com)  
[boydrc.com](http://boydrc.com)

## Kitchen, Master Bedroom/Bath

This property, built in the 1980s, is located on a prestigious bench view lot overlooking downtown Boise. Despite its location, it offered limited views towards downtown. It also featured a very dated master bathroom layout. Space was limited, so we started with a whole new floor plan and created a modern master suite with a walk-in shower, heated floors, makeup desk, and a free-standing tub with a custom fabricated accent Agate stone slab. For the kitchen remodel, we raised the roof on the back wall, added a wall of windows, and installed custom MIRLUX high gloss graphite metallic cabinets, quartz waterfall countertops, and quartz backsplashes to create a stunning, modern look.



## Kitchen Remodel, 2nd Story Addition

Our goal for this remodel was to design a better kitchen for this one-story 1953 ranch style home located on the Boise Bench. Our clients needed more space and better functionality! These fun homeowners who love to dance were also dreaming of large room addition where they could have a space for dancing, playing, and working from home. To design an additional room large enough to achieve what these clients wanted to use the space for, the only place to go was up! We added a massive second-story addition to the home and almost tripled the size of the kitchen and dining area with the new layout on the first floor. Complementing the style and era of the existing home and enhancing the overall look of the exterior was a key part of this great design. It was also important for us to bring out the style and personality of the clients which was more modern and eclectic. We loved bringing modern touches to the home while enhancing some of the original features. Inside and outside, this home looks amazing and was perfectly renovated for functionality, beauty, and the wants and needs of the client. The difference from the before and after on this home remodel are like night and day.

## THIS HOME TOUR IS AVAILABLE ONLINE ONLY

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### Contact Info

Renaissance Remodeling  
4220 N. Osage Street  
Garden City, ID 83714  
208.384.0591

[info@remodelboise.com](mailto:info@remodelboise.com)  
[marketing@remodelboise.com](mailto:marketing@remodelboise.com)  
[remodelboise.com](http://remodelboise.com)

**Tammie Coffey**, Designer  
**Kent Giese**, Project Manager

**BEFORE**



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**AFTER**







IN PROGRESS

10



ARRIVAL

**5115 Ponder Street  
Boise, Idaho 83705**

### Contact Info

Ethos Design + Remodel  
2999 W. Moore Street  
Boise, ID 83702  
208.999.2358  
[info@ethosdesignremodel.com](mailto:info@ethosdesignremodel.com)  
[ethosdesignremodel.com](http://ethosdesignremodel.com)

### Modular Renovation

Our Ethos team has a great deal of experience with modular installations, which fit this project perfectly. For this home, we installed a small footprint modular ADU in mid-winter; the unit arrived with some water damage as a result of the flat roof as originally designed and built, and also had a few mechanical issues. Our team managed the groundwork and utilities, repaired the moisture damage, installed a new roof, and added a few other architectural details to really make this project shine.



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